

Proximity Limits

Concept: Allow only one VRD per street face segment in low-density residential areas (i.e. R-1 and R-2 zones). For high density residential areas (R-3 and R-4 zones) limit VRDs to one multi-family or single family building per street face where residential zones exist on both sides of the street. Provide Conditional Use approval process as relief valve for long street segments.

Rationale: Proximity limits (i.e. spacing requirements) will prevent concentration of VRDs to the point that they change the character of residential areas.

Other options:

- Apply proximity limits only to R-1 and R-2 areas.
- Pursue different type of proximity limit to disperse VRDs (e.g. 100-foot buffer).
- Do not adopt proximity limits and instead address neighborhood impacts with other tools (e.g. caps, tenancy limits) or better enforcement.